

FOR LEASE

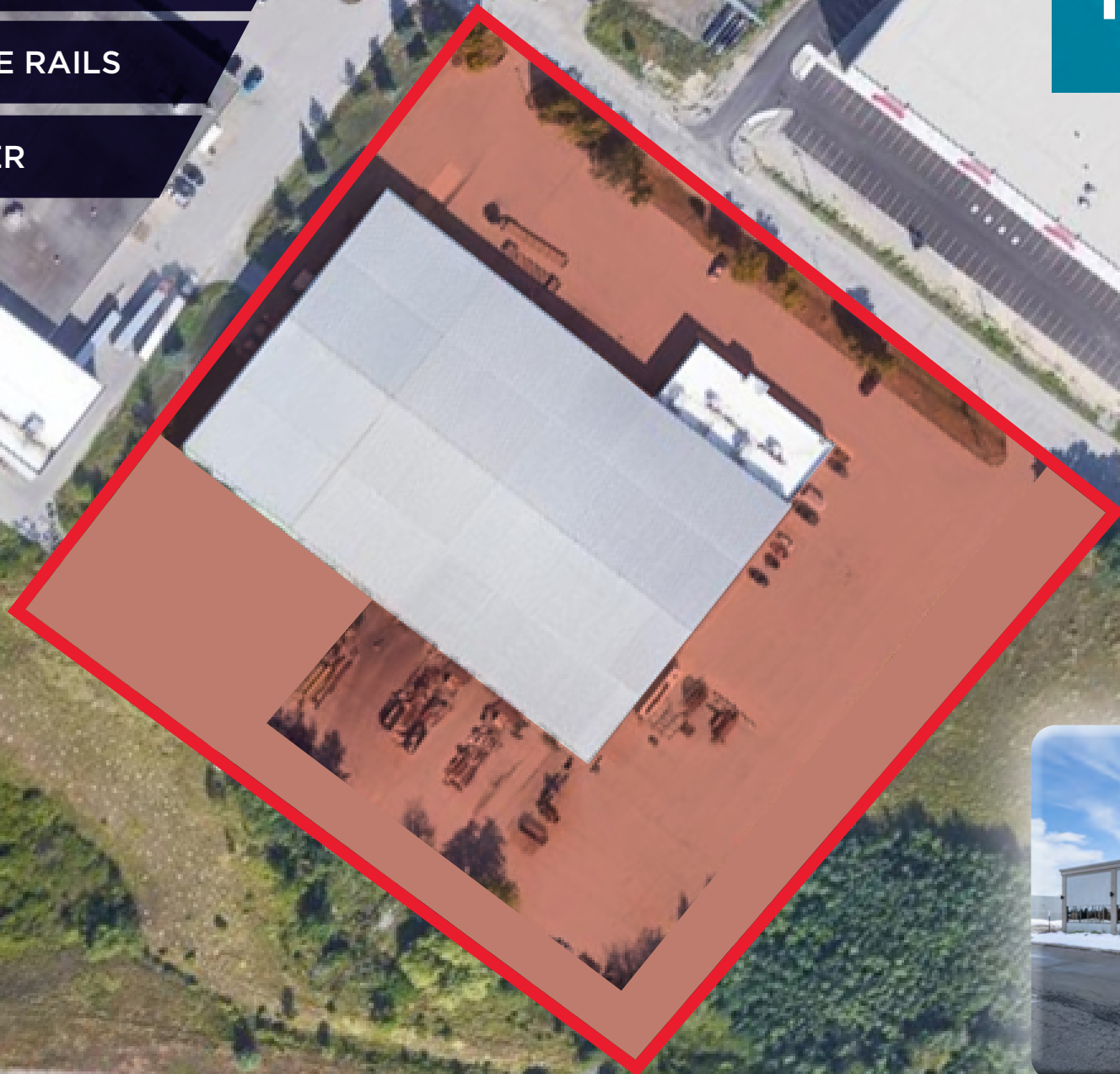
111 ELLIS DRIVE

BARRIE, ON

OUTSIDE STORAGE

CRANE RAILS

POWER



100,096 SF Available with ± 3 Acres Excess Land



PROPERTY HIGHLIGHTS

Total Size:	93,051 SF - Industrial 7,045 SF - Office <hr/> 100,096 SF - Total
Land Size:	7.42 Acres (± 3 acres excess)
Clear Height:	24' - 38' (Peaked Roof)
Shipping:	3 TL & 8 DI (More Doors Can Be Added)
Power:	1200A / 600V
Zoning:	GI - General Industrial (Outside Storage)
Lease Rate:	\$16.50 PSF Net
TMI:	\$3.50 PSF
Availability:	May 1, 2026 (Earlier occupancy available for half / whole building)

Comments:

- One of a kind Freestand building with over ± 3 acres excess land zoned for outside storage (Landlord to pave/gravel excess land)
- Large 7.4 acre lot can accommodate 85 trailer parking and/or material storage
- Functional warehouse that is 100% Air-conditioned
- Heavy 1200A/600V power and LED lighting
- Heavy duty steel support beams and 60' wide bays accommodates both overhead & jib cranes
- Air lines, bus ducts and power drops throughout
- Shipping doors on both front and back of building for ease of product movement (more doors can be added as needed)
- Quick access to Hwy 400, large employment base & ample amenities



AERIAL

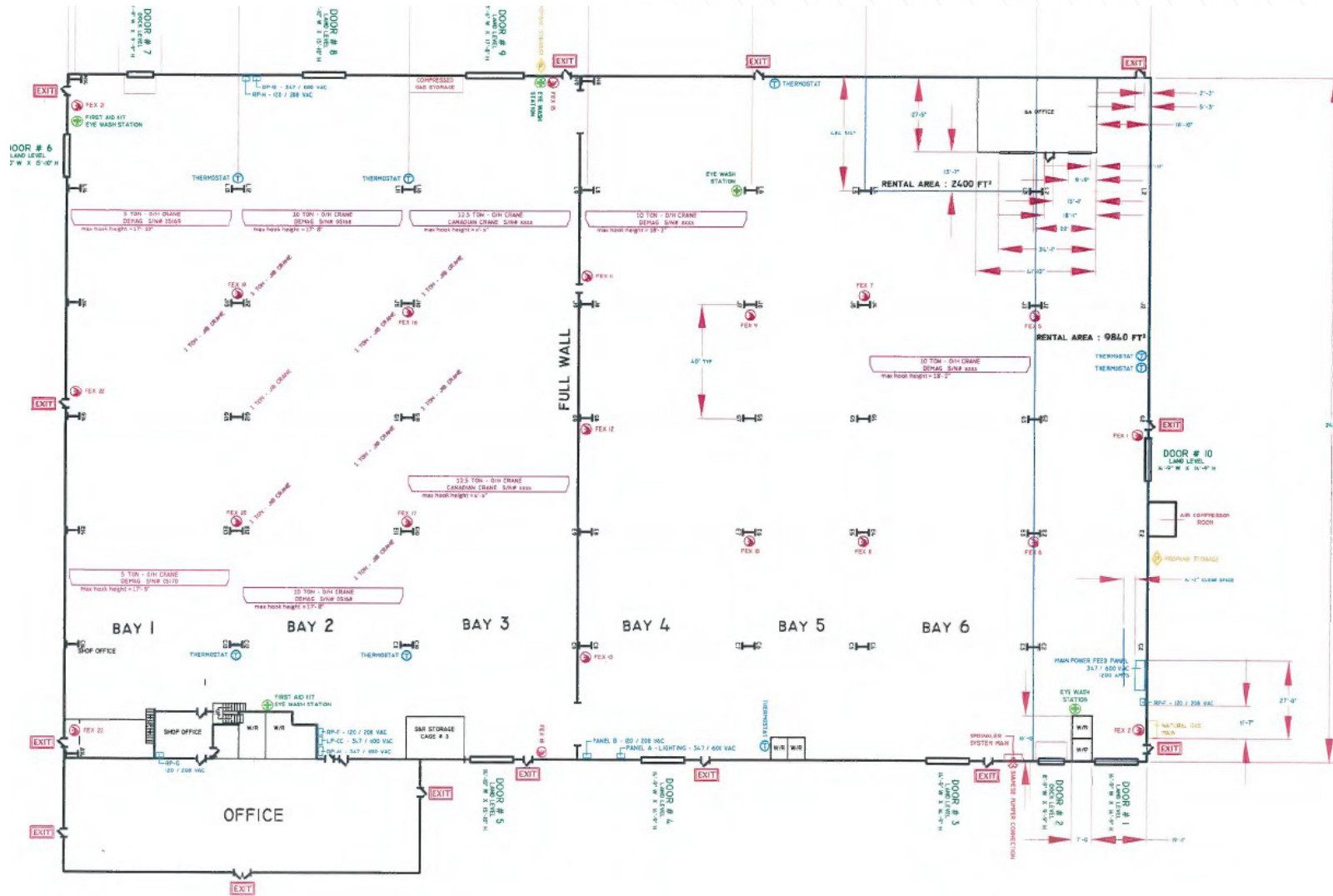


FLOOR PLAN



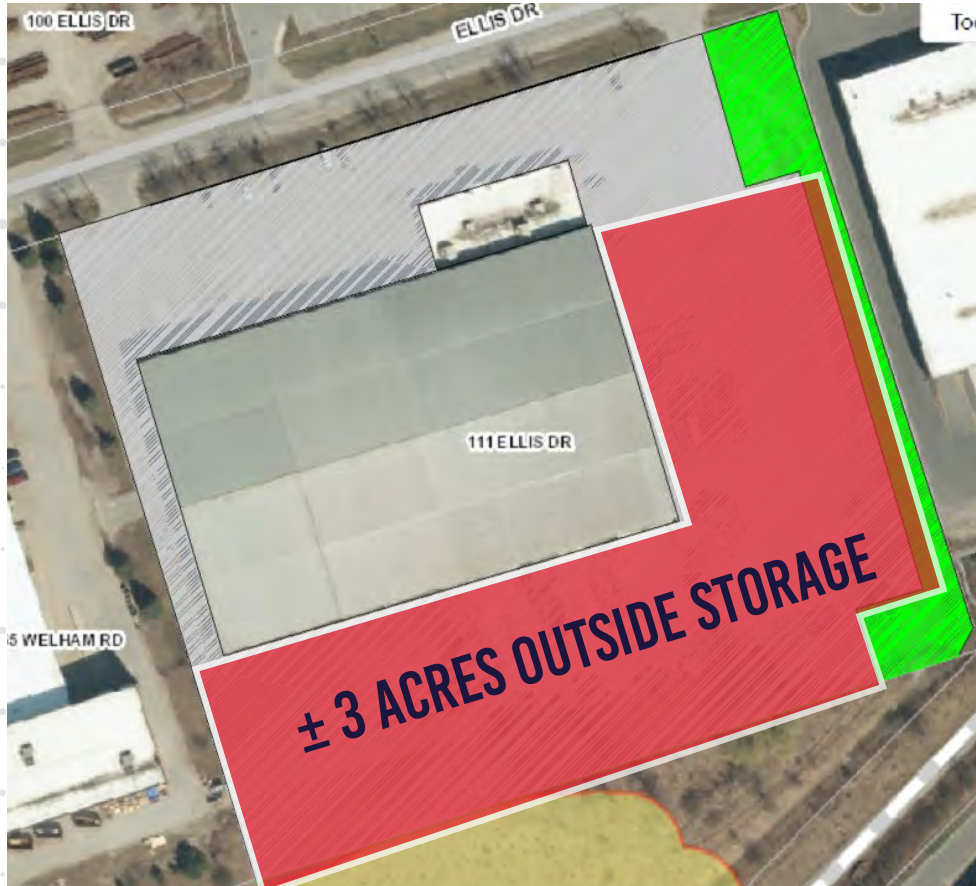
CRANE INFRASTRUCTURE

CRANE RAILS LAYOUT



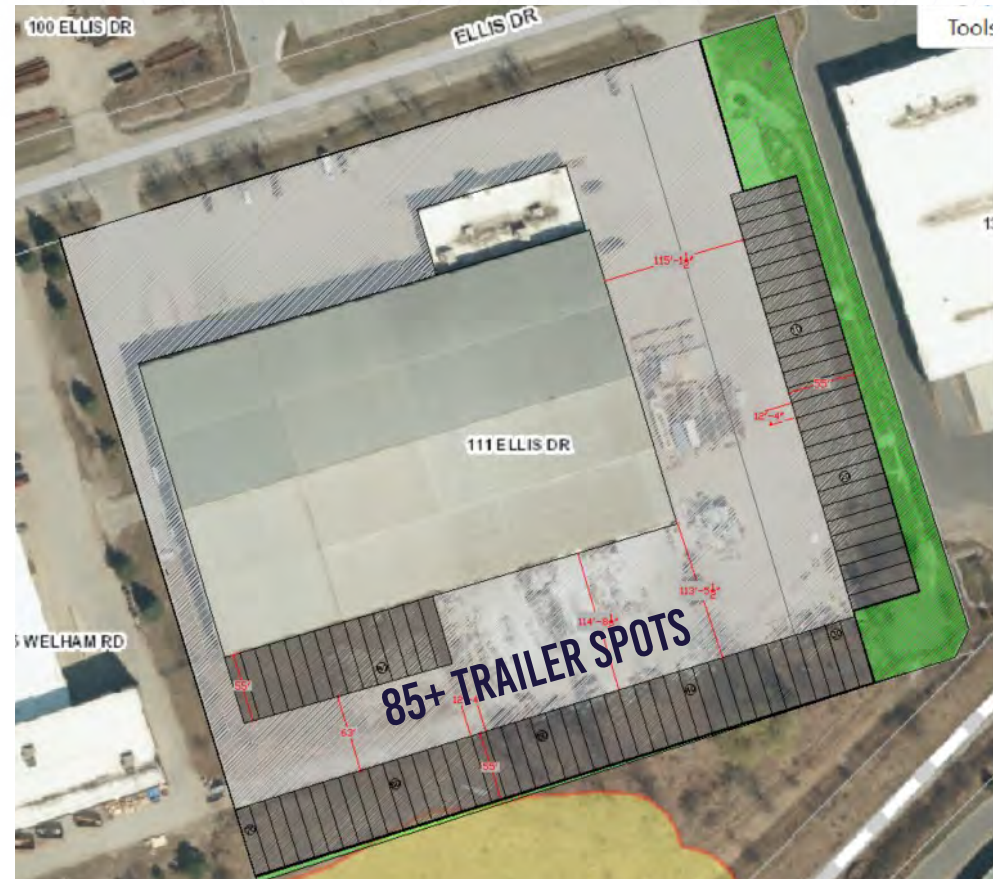
CONCEPT PLANS

OUTSIDE STORAGE



LANDLORD TO PAVE/GRAVEL EXCESS LAND

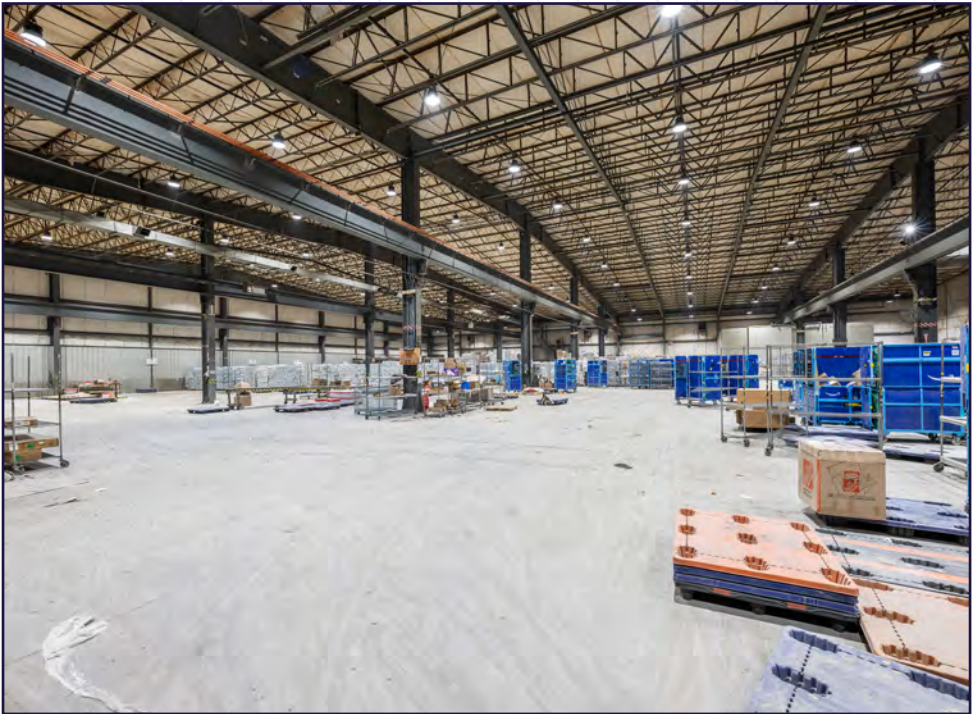
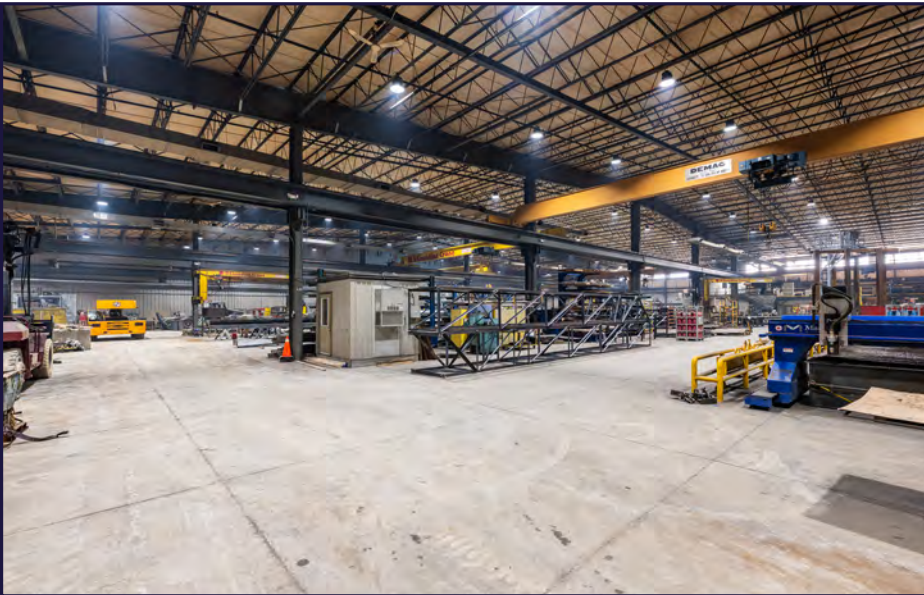
TRAILER PARKING



EXTERIOR PHOTOS



WAREHOUSE PHOTOS



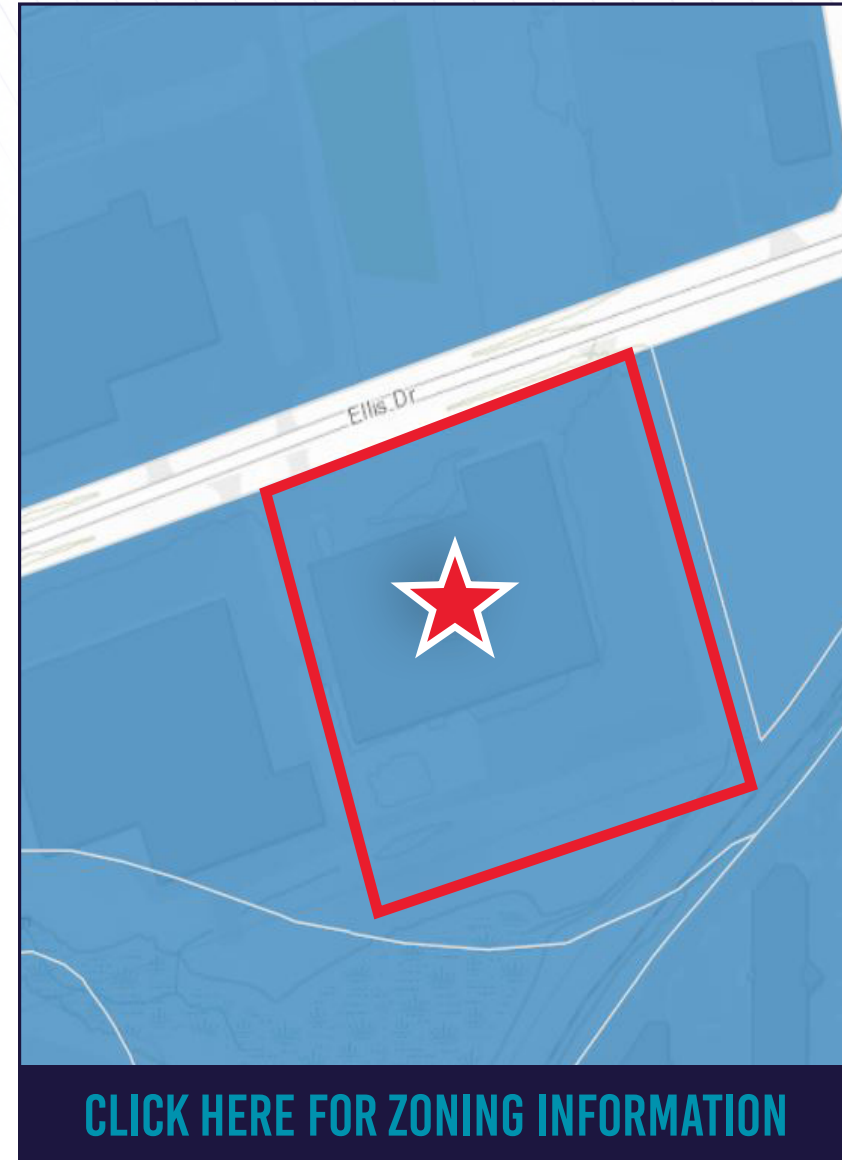
OFFICE PHOTOS



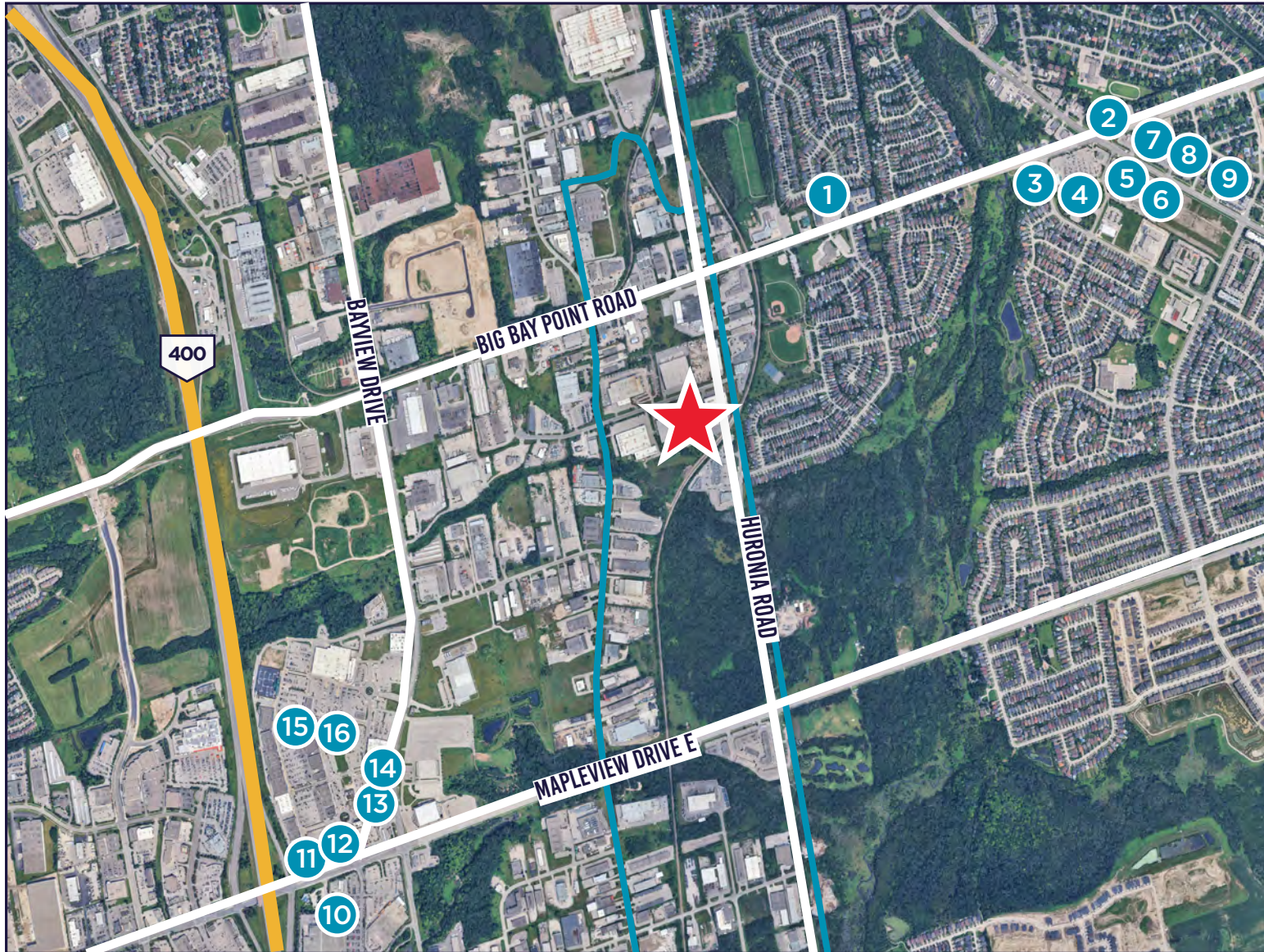
ZONING INFORMATION

The General Industrial (GI) zoning designation in Barrie permits a variety of industrial and related uses. While the specific permitted uses are detailed in the City's Zoning By-law 2009-141, the permitted uses include:

- Animal Shelter
- Bakery
- Concrete Product Manufacturing
- Foundry
- Manufacturing and Processing in Wholly Enclosed Buildings
- Material Recover Facility
- Cannabis Production Facility
- Outdoor Storage
- Printing and Publishing
- Rail Transfer Facility
- Recyclable Materials Transfer Station
- Rental Store
- Research/Development Facility
- Self Storage
- Truck Terminal
- Wholesale Establishment
- Accessory Employee Use
- Accessory Retail
- Adult Entertainment Parlour
- Automotive Repair Establishment
- Building Supply Centre
- Car Wash
- Conference Centre
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Golf Driving Range
- Nursery
- Office
- Outdoor Display
- Service Store
- Veterinary Clinic



AMENITIES MAP



- 1 Circle K
- 2 Osmows
- 3 Zehrs
- 4 Dollarama
- 5 Wendys
- 6 Tahinis
- 7 Petro Canada
- 8 Shoppers Drug Mart
- 9 A&W
- 10 Costco
- 11 The Keg Steakhouse
- 12 Milestones
- 13 Starbucks
- 14 Firehouse Subs
- 15 Homesense
- 16 Booster Juice

— Bus 12 B

— Bus 8 A



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